

ERECORD  
202222002634  
FILED FOR RECORD IN  
TIPPECANOE COUNTY, IN  
SHANNON WITHERS, RECORDER  
02/14/2022 02:20:11PM  
DEED \$25.00

## WARRANTY DEED

Form WD-1  
Revised 05/2019

Project: 1401281; Yeager Road  
Parcel: 6 & 6A  
Page: 1 of 2

**THIS INDENTURE WITNESSETH**, That the City of West Lafayette, Indiana, the Grantor, of Tippecanoe County, State of Indiana, Conveys and Warrants to the **Board of Commissioners of Tippecanoe County, Indiana**, the Grantee, for and in consideration of the sum of One and No/100 Dollars (\$1.00) (of which said sum \$1.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned represents and warrants that he is the Mayor of the Grantor, that pursuant to resolution of the City Council he has full authority to manage the affairs of said City and sign and execute documents on its behalf and that said authority has not been revoked, and that he is therefore, fully authorized and empowered to convey to the Board of Commissioners of Tippecanoe County, Indiana, real estate of the City, and that on the date of execution of said conveyance instruments he had full authority to so act.

The grantor assumes and agrees to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by  
The Board of Commissioners of Tippecanoe County  
Grantee mailing address:  
20 N. 3rd Street, 1st Floor  
Lafayette, Indiana 47901  
I.C. 8-23-7-31

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

**Feb 14 2022**

 RI  
AUDITOR OF TIPPECANOE CO.

Form WD-1  
Revised 05/2019

Project: 1401281; Yeager Road  
Parcel: 6 & 6A  
Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 13 day of January, 2022

The City of West Lafayette, Indiana

By: [Signature]  
Signature

John Dennis, Mayor  
Printed Name & Title

STATE OF: Indiana :

SS:

COUNTY OF Tippecanoe :

Before me, a Notary Public in and for said State and County, personally appeared the City of West Lafayette, Indiana,  
By: John Dennis, Mayor, the Grantor in the above conveyance, and acknowledged the execution of the same on the date  
aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 13 day of January, 2022.

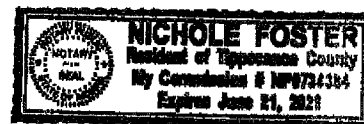
Signature Nichole Foster

Printed Name Nichole Foster

My Commission Number NP0734384

My Commission expires June 21, 2029

I am a resident of Tippecanoe County.



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Douglas J. Masson, Attorney at Law

This instrument was prepared by Douglas J. Masson, Attorney at Law, Attorney #19474-53, HOFFMAN, LUHMAN & MASSON, PC, 200 Ferry Street, Suite C, Lafayette, IN 47902

## Exhibit "A"

Sheet 1 of 1

Project: 1401281

Parcel: 6 Fee

Tax Id. No. 79-02-36-200-010.000-023

A part of the Northeast Quarter of Section 36, Township 24 North, Range 5 West in Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northwest Corner of said Quarter Section designated as point "221" on said Parcel Plat; thence South 00 degrees 24 minutes 05 seconds East a distance of 664.15 feet, along the West Line of said Quarter Section, to the Northwest Corner of a 40 acre tract as recorded in Deed Record 269, Page 229 in the Office of the Recorder of said County, Indiana; thence along the North Line of said 40 acre tract, South 89 degrees 48 minutes 37 seconds East a distance of 155.50 feet, to the point of beginning of this description; thence continuing along said 40 acre tract's North Line, South 89 degrees 48 minutes 37 seconds East a distance of 82.02 feet; thence South 31 degrees 13 minutes 04 seconds East a distance of 97.18 feet to the South Line of the Grantor's land; thence along said grantor's South Line, South 44 degrees 15 minutes 28 seconds West a distance of 72.31 feet; thence North 31 degrees 13 minutes 04 seconds West a distance of 158.06 feet to the point of beginning and containing 0.205 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 25<sup>th</sup> day of August, 2021.



A handwritten signature in black ink, appearing to read "Trent E. Newport", written over a horizontal line.

Trent E. Newport  
Indiana Land Surveyor  
No. LS 29600021

## Exhibit "A"

Sheet 1 of 1

Project: 1401281  
Parcel: 6A Fee  
Tax Id. No. 79-02-36-200-009.000-023

A part of the Northeast Quarter of Section 36, Township 24 North, Range 5 West in Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northwest Corner of said Quarter Section designated as point "221" on said Parcel Plat; thence South 00 degrees 24 minutes 05 seconds East a distance of 664.15 feet, along the West Line of said Quarter Section, to the Northwest Corner of a 40 acre tract as recorded in Deed Record 269, Page 229 in the Office of the Recorder of said County, Indiana; thence along the North Line of said 40 acre tract, South 89 degrees 48 minutes 37 seconds East a distance of 163.49 feet, to the point of beginning of this description; thence North 44 degrees 13 minutes 09 seconds East a distance of 65.28 feet; thence South 31 degrees 13 minutes 04 seconds East a distance of 54.99 feet to the South Line of the Grantor's land; thence along said grantor's South Line, North 89 degrees 48 minutes 37 seconds West a distance of 74.02 feet to the point of beginning and containing 0.040 acres, more or less.

All bearings in this description which are not quoted from previous instruments are based on the bearing system of the Location Control Route Survey recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana.

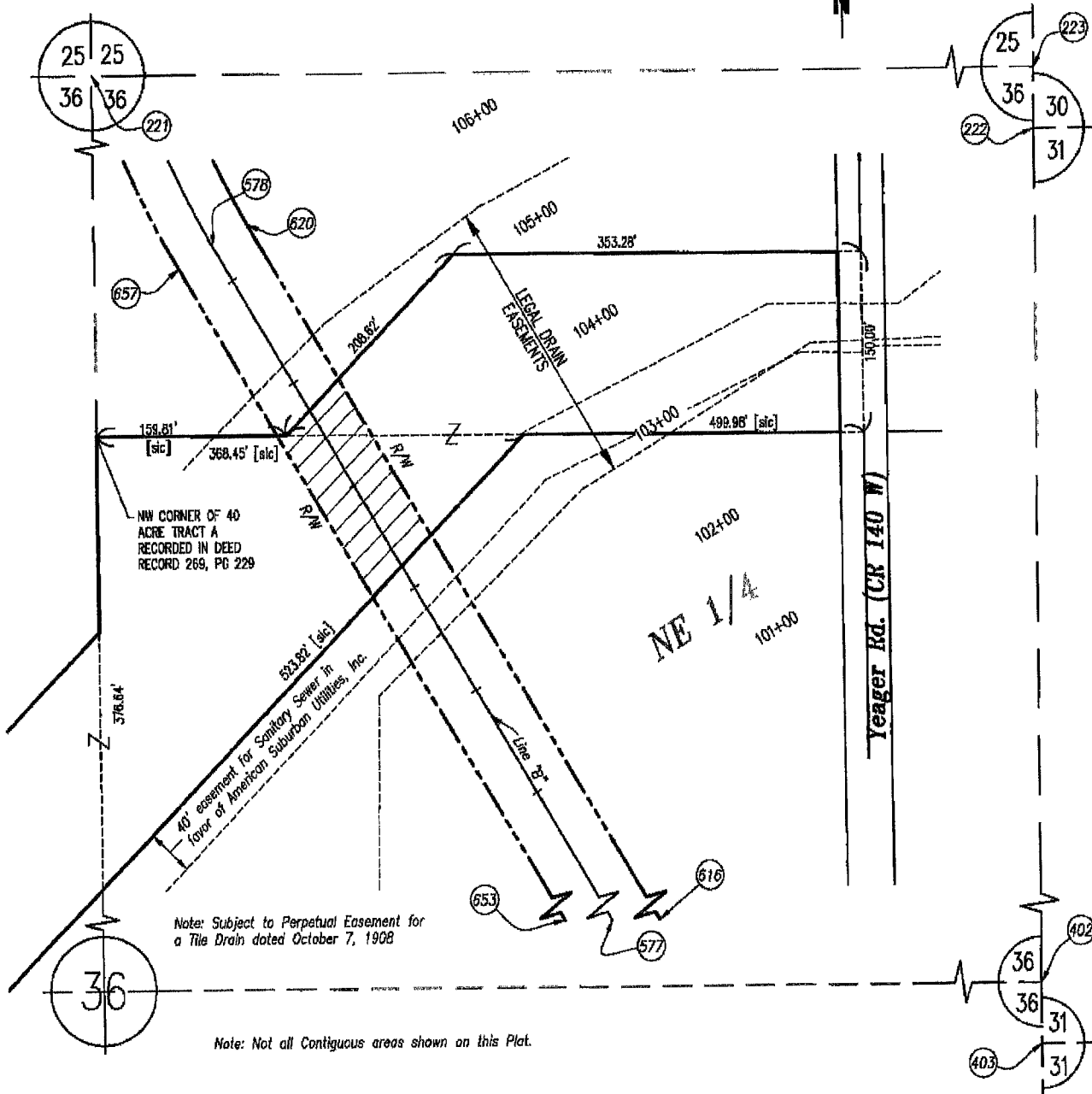
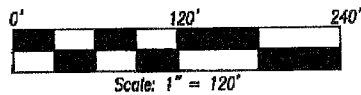
This description was prepared for the Tippecanoe County by Trent E. Newport, Indiana Registered Land Surveyor, License Number 29600021, on the 15<sup>th</sup> day of December, 2021.



  
Trent E. Newport  
Indiana Land Surveyor  
No. LS 29600021

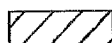
# Exhibit "B"

Right-of-Way Parcel Plat  
Prepared for Tippecanoe County, Indiana  
By CrossRoad Engineers, P.C.



Parcel: 6  
Code:  
Project: 1401281  
Road: Yeager Road  
County: Tippecanoe  
Section: 36  
Township: 24N  
Range: 5W

Owner: The City of West Lafayette, Indiana



Hatched Area is the  
Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside  
Checked By: T. Newport  
DES. No. 1401281

Date: 08/09/2021  
Date: 08/12/2021

Inst. 91-15263  
Inst. 91-17696

Date: 09/20/1991  
Date: 10/30/1991

Dimensions Shown Are From The Above Listed Record Documents

**Exhibit "B"**  
**Right-of-Way Parcel Plat**  
 Prepared for Tippecanoe County, Indiana  
 By CrossRoad Engineers, P.C.

Parcel Coordinate Chart (Shown in Feet)

Point	Centerline	Station	Offset	Northing	Easting
221					
222					
223					
402					
403					
577					
578					
616	"B"	97+10.61	35.00' R	21726.6386	28252.6092
620	"B"	+PC(106+33.07)	35.00' R	22317.5384	27774.5026
653	"B"	95+17.20	PL(35.00') L	21526.9592	28292.9839
657	"B"	+PC(106+33.07)	35.00' L	22481.2560	27714.6383

Note: Stations & Offsets control over both North & East Coordinates and Bearings & Distances.

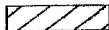
To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey" recorded as Instrument Number 202121019828 in the Office of the Recorder of Tippecanoe County, Indiana, (Incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Title 865 Indiana Administrative Code 1-12, ("Rule 12").

*Trent E. Newport* 08/25/2021

Trent E. Newport  
 Reg. Land Surveyor No. 29600021  
 State of Indiana



Parcel: 6 Owner: The City of West Lafayette, Indiana  
 Code:  
 Project: 1401281  
 Road: Yeager Road  
 County: Tippecanoe  
 Section: 36  
 Township: 24N  
 Range: 5W



Hatched Area is the  
 Approximate Taking

Note: Centerline Stationing is English

Drawn By: J. Whiteside Date: 08/09/2021  
 Checked By: T. Newport Date: 08/12/2021  
 DES. No. 1401281

Inst. 91-15263 Date: 08/20/1991  
 Inst. 91-17698 Date: 10/30/1991

Dimensions Shown Are From The Above Listed Record Documents

Billing address for the property taxes is as follows:

**Grantee**

Tippecanoe County Board of Commissioners  
20 North Third Street  
Lafayette, IN 47901  
Phone: 765-423-9215

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Stewart Kline, Executive Director  
Tippecanoe County Highway Department

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David S. Byers, President  
Tippecanoe County Board of Commissioners

**“This is an exempt transaction and the sales disclosure 46021 (R8/7-08) is not required”**

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.**

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**Stewart W. Kline, P.E., Executive Director  
Tippecanoe County Highway Department**

This instrument prepared by: Douglas J. Masson, 8939-79, Hoffman, Luhman, & Mason, PC  
200 Ferry Street, Suite C, P.O. Box 99, Lafayette, IN 47902, Telephone (765) 423-5404



The above Warranty Deed – (Yeager Road – Parcel 6 & 6A – The City of West Lafayette, Indiana)  
approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the  
State of Indiana, on this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
David S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor